GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Bhimavaram Municipality - Change of Land Use from Primary School Zone to Residential use in R.S.No.66/3B, 35th Ward of Bhimavaram Municipality to an extent of Ac.0.3955 cents – Draft Variation – Confirmation Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 303 **Dated: 25-11-2016**

Read the following:-

1. From the DT&CP., Lr.Roc.No.10278/2011/R, dt:19-11-2011.
2. Govt., Memo.No.30076/H1/2011-1, dt: 20.01.2012.
3. From the DTCP., Lr.Roc.No.1-278/2011/R, dt:16.08.2012.
4. Govt., Memo No.30076/H1/2011-2, Dated: 31.10.2012.
5. From DTCP Lr.Roc.No.10278/2011/R, dt:23.08.2013.
6. Govt.Memo.No.11411/I2/2012, dt.30.06.2012.
7. Govt. Memo No.30076/H1/2011-3, dated:07.12.2013.
8. Andhra Pradesh Gazette No.977, Part-I, dt:12.12.2013.
9. From the DTCP, AP, Guntur, Lr.Roc.No.2710/2016/R2, dt:29.06.2016 and 27.10.2016

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ORDER:

The draft variation to the land envisaged in Bhimavaram General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.977, Part-I, Dt:12.12.2013. The Director of Town & Country Planning, AP, Guntur, in the reference 5th read above has reported that, the Commissioner, Bhimavaram Municipality has informed that the applicant has paid an amount of Rs.48,060/- towards development / conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 9th read above has informed that the Commissioner, Bhimavaram Municipality has published the draft variation notification in two Daily News papers i.e., one in Sunday Express in English Version and one in Andhra Jyothi in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Municipal Commissioner, Bhimavaram Municipality, Bhimavaram, W.G. District.
Copy to:
The individual through the Municipal Commissioner, Bhimavaram Municipality, Bhimavaram, W.G. District.
The District Collector, West Godavari District.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan, which was sanctioned in G.O.Ms.No.591 MA., dated: 27.11.1987, is proposed in exercise of the powers conferred by clause (a)

(P.T.O.)

under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.66/3B, Ward No.35 to an extent of Ac.0.3955 cents, Ward No.35, of Bhimavaram Town and the boundaries of which shown in the schedule hereunder and which is earmarked for Public and Semi-public use (Primary School) in the General Town Planning Scheme (Master plan) of Bhimavaram sanctioned in G.O.Ms.No.951 MA., dt.27.11.1987 is now proposed to be designated for Residential use by variation of change of land use without deletion of 40'-0" wide Master Plan road as the proposed site is surrounded by residential developments and also based on the Council Resolution No.219 dated 21.09.2011 as marked "A,B,C,D" in the revised part proposed land use map bearing G.T.P.30/2013/R available in the Bhimavaram Municipality, **subject to the following conditions that**:

1. The applicant shall obtain prior approval from competent authority for future development at the site under reference.
2. The applicant shall handover area affected in the Master Plan as shown in the plan i.e., Ac.0.0167 or 67.58 Sq.Mtrs Southern side of the site under reference to the Bhimavaram Municipality by way of registered gift deed at free of cost.
3. The applicant shall hand over the proposed 40'-0" wide M.P. Road area in the western side of site under reference i.e.Ac.0.2091 cents or 846.19 Sq.Mtrs. Shall be handed over to Bhimavaram Municipality through registered gift deed at free of cost.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 12.2 M wide road
East	:	Open space of L.P.No.127/89 and Municipal Elementary school
South	:	Existing 9.70 M to be widened to 12.20 M wide road as per Master Plan.
West	:	Proposed 40'-0" wide Master Plan road.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER